

## Fund Balance Sheet

**Properties:** Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108

**As of:** 05/31/2023

**Accounting Basis:** Accrual

**GL Account Map:** Calais at Pelican Bay Condo Assoc., Inc.

**Level of Detail:** Detail View

| Account Number                   | Account Name                             | Operating         | Reserve           | Total               |
|----------------------------------|------------------------------------------|-------------------|-------------------|---------------------|
| <b>ASSETS</b>                    |                                          |                   |                   |                     |
| <b>Cash</b>                      |                                          |                   |                   |                     |
| 100                              | Petty Cash                               | 100.00            |                   | 100.00              |
| 101                              | Operating Bank                           | 149,777.41        |                   | 149,777.41          |
| 107                              | Operating Account - ICS                  | 253,366.31        |                   | 253,366.31          |
| 170                              | Reserve Account - Morgan Stanley         |                   | 781,779.02        | 781,779.02          |
|                                  | <b>Total Cash</b>                        | <b>403,243.72</b> | <b>781,779.02</b> | <b>1,185,022.74</b> |
| 111                              | A/R Maintenance                          | 3,016.35          |                   | 3,016.35            |
| 130                              | Prepaid Insurance                        | 125,411.92        |                   | 125,411.92          |
| 131                              | Prepaid Special Assessment Expense       | 220,000.00        |                   | 220,000.00          |
| 131-2                            | Federal Tax Deposit                      | 2,605.00          |                   | 2,605.00            |
| 135                              | Prepaid Expenses                         | 14,720.31         |                   | 14,720.31           |
| 137-2                            | Due from Reserve                         | 39,399.13         |                   | 39,399.13           |
|                                  | <b>TOTAL ASSETS</b>                      | <b>808,396.43</b> | <b>781,779.02</b> | <b>1,590,175.45</b> |
|                                  |                                          |                   |                   |                     |
| <b>LIABILITIES &amp; CAPITAL</b> |                                          |                   |                   |                     |
| <b>Liabilities</b>               |                                          |                   |                   |                     |
| 200                              | Accounts Payables                        | 148.50            |                   | 148.50              |
| 201                              | Accrued Expenses                         | 8,596.01          |                   | 8,596.01            |
| 215                              | Prepaid Member Fees                      | 17,968.18         |                   | 17,968.18           |
| 216                              | ARC Deposits                             | 600.00            |                   | 600.00              |
| 228                              | Due To Operating                         |                   | 39,399.13         | 39,399.13           |
| 239                              | Deferred Income                          | 73,884.17         |                   | 73,884.17           |
| 260                              | Social Committee Funds                   | 3.27              |                   | 3.27                |
| 300                              | Deferred Reserve Revenue                 |                   | 739,982.38        | 739,982.38          |
| 375                              | Reserve Interest                         |                   | 2,397.51          | 2,397.51            |
|                                  | <b>Total Liabilities</b>                 | <b>101,200.13</b> | <b>781,779.02</b> | <b>882,979.15</b>   |
| <b>Capital</b>                   |                                          |                   |                   |                     |
| 390                              | Fund Balance                             | 384,471.27        |                   | 384,471.27          |
|                                  | Calculated Retained Earnings             | 322,725.03        | 0.00              | 322,725.03          |
|                                  | Calculated Prior Years Retained Earnings | 0.00              | 0.00              | 0.00                |
|                                  | <b>Total Capital</b>                     | <b>707,196.30</b> | <b>0.00</b>       | <b>707,196.30</b>   |
|                                  | <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>808,396.43</b> | <b>781,779.02</b> | <b>1,590,175.45</b> |

Annual Budget - Comparative

Properties: Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108

As of: May 2023

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Calais at Pelican Bay Condo Assoc., Inc.

Level of Detail: Detail View

| Account Number         | Account Name                 | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual   | YTD Budget | YTD \$ Var.  | Annual Budget |
|------------------------|------------------------------|------------|------------|-------------|--------------|------------|--------------|---------------|
| Income                 |                              |            |            |             |              |            |              |               |
| 411                    | Maintenance Assessment       | 73,884.16  | 73,871.67  | 12.49       | 147,768.33   | 147,743.34 | 24.99        | 886,460.00    |
| 412                    | Reserve Revenue              | 39,399.13  | 0.00       | 39,399.13   | 39,399.13    | 0.00       | 39,399.13    | 327,002.00    |
| 414-1                  | Pelican Bay Fee              | 0.00       | 0.00       | 0.00        | 87,901.00    | 0.00       | 87,901.00    | 0.00          |
| 415-1                  | Hurricane Insurance Claim    | 0.00       | 0.00       | 0.00        | 879,941.43   | 0.00       | 879,941.43   | 0.00          |
| 415-2                  | Special Assessment           | 0.00       | 0.00       | 0.00        | 156,730.89   | 0.00       | 156,730.89   | 0.00          |
| 417                    | Owner Late Fees & Interest   | -95.93     | 0.00       | -95.93      | 252.58       | 0.00       | 252.58       | 0.00          |
| 471                    | Application Fees             | 600.00     | 0.00       | 600.00      | 600.00       | 0.00       | 600.00       | 0.00          |
| 491                    | Operating Interest           | 164.18     | 0.00       | 164.18      | 269.94       | 0.00       | 269.94       | 0.00          |
| 492                    | Reserve Interest             | 1,703.68   | 0.00       | 1,703.68    | 2,397.51     | 0.00       | 2,397.51     | 0.00          |
| Total Operating Income |                              | 115,655.22 | 73,871.67  | 41,783.55   | 1,315,260.81 | 147,743.34 | 1,167,517.47 | 1,213,462.00  |
| Expense                |                              |            |            |             |              |            |              |               |
| 501 UTILITY EXPENSES   |                              |            |            |             |              |            |              |               |
| 500                    | Electricity                  | 2,050.00   | 1,583.34   | -466.66     | 4,112.82     | 3,166.68   | -946.14      | 19,000.00     |
| 504                    | Water / Sewer                | 6,500.00   | 3,750.00   | -2,750.00   | 13,326.83    | 7,500.00   | -5,826.83    | 45,000.00     |
| 508                    | Refuse/Recycling             | 1,398.23   | 1,208.34   | -189.89     | 2,796.46     | 2,416.68   | -379.78      | 14,500.00     |
| 510                    | Telephone and Cable          | 837.19     | 875.00     | 37.81       | 929.86       | 1,750.00   | 820.14       | 10,500.00     |
| 511                    | Cell Phone                   | 42.98      | 83.34      | 40.36       | 88.99        | 166.68     | 77.69        | 1,000.00      |
| Total UTILITY EXPENSES |                              | 10,828.40  | 7,500.02   | -3,328.38   | 21,254.96    | 15,000.04  | -6,254.92    | 90,000.00     |
| 601 BUILDING EXPENSES  |                              |            |            |             |              |            |              |               |
| 600                    | Building Maintenance         | 4,928.93   | 5,833.34   | 904.41      | 6,808.78     | 11,666.68  | 4,857.90     | 70,000.00     |
| 601-1                  | Roof Repairs                 | 0.00       | 833.34     | 833.34      | 4,000.00     | 1,666.68   | -2,333.32    | 10,000.00     |
| 608                    | Exercise Room                | 0.00       | 41.67      | 41.67       | 0.00         | 83.34      | 83.34        | 500.00        |
| 611                    | Janitorial/Building Supplies | 0.00       | 333.34     | 333.34      | 0.00         | 666.68     | 666.68       | 4,000.00      |
| 640                    | Elevator                     | 1,572.00   | 1,416.67   | -155.33     | 1,572.00     | 2,833.34   | 1,261.34     | 17,000.00     |
| 650                    | Emergency Systems/Fire Equip | -42,975.25 | 833.34     | 43,808.59   | -42,975.25   | 1,666.68   | 44,641.93    | 10,000.00     |

## Annual Budget - Comparative

| Account Number | Account Name                         | MTD Actual        | MTD Budget       | MTD \$ Var.       | YTD Actual        | YTD Budget       | YTD \$ Var.        | Annual Budget     |
|----------------|--------------------------------------|-------------------|------------------|-------------------|-------------------|------------------|--------------------|-------------------|
| 660            | Pool Maintenance                     | 525.00            | 541.67           | 16.67             | 525.00            | 1,083.34         | 558.34             | 6,500.00          |
| 662-1          | Pool Heat (Propane)                  | 257.61            | 333.34           | 75.73             | 257.61            | 666.68           | 409.07             | 4,000.00          |
| 720            | Fountain Maintenance                 | 0.00              | 125.00           | 125.00            | 0.00              | 250.00           | 250.00             | 1,500.00          |
|                | <b>Total BUILDING EXPENSES</b>       | <b>-35,691.71</b> | <b>10,291.71</b> | <b>45,983.42</b>  | <b>-29,811.86</b> | <b>20,583.42</b> | <b>50,395.28</b>   | <b>123,500.00</b> |
| <b>701</b>     | <b>GROUNDS EXPENSES</b>              |                   |                  |                   |                   |                  |                    |                   |
| 700            | Landscape - Contract                 | 3,266.00          | 3,333.34         | 67.34             | 6,892.00          | 6,666.68         | -225.32            | 40,000.00         |
| 702            | Fertilization/Exterminator           | 402.50            | 1,000.00         | 597.50            | 805.00            | 2,000.00         | 1,195.00           | 12,000.00         |
| 703            | Plant Replacement                    | 0.00              | 1,666.67         | 1,666.67          | 0.00              | 3,333.34         | 3,333.34           | 20,000.00         |
| 706            | Mulch/Rock/Sod                       | 375.00            | 791.67           | 416.67            | 1,275.00          | 1,583.34         | 308.34             | 9,500.00          |
| 708            | Sprinkler System                     | 2,830.65          | 416.67           | -2,413.98         | 3,644.47          | 833.34           | -2,811.13          | 5,000.00          |
| 710            | Tree Trimming                        | 0.00              | 1,250.00         | 1,250.00          | 0.00              | 2,500.00         | 2,500.00           | 15,000.00         |
| 719            | Lake Maintenance                     | 656.92            | 166.67           | -490.25           | 777.92            | 333.34           | -444.58            | 2,000.00          |
| 724            | Hurricane/Storm Expense              | 11,085.64         | 0.00             | -11,085.64        | 61,793.77         | 0.00             | -61,793.77         | 0.00              |
| 734            | Holiday Decor                        | 0.00              | 500.00           | 500.00            | 0.00              | 1,000.00         | 1,000.00           | 6,000.00          |
| 737            | Flood Remediation                    | 17,039.09         | 0.00             | -17,039.09        | 694,170.04        | 0.00             | -694,170.04        | 0.00              |
|                | <b>Total GROUNDS EXPENSES</b>        | <b>35,655.80</b>  | <b>9,125.02</b>  | <b>-26,530.78</b> | <b>769,358.20</b> | <b>18,250.04</b> | <b>-751,108.16</b> | <b>109,500.00</b> |
| <b>801</b>     | <b>ADMINISTRATIVE EXPENSES</b>       |                   |                  |                   |                   |                  |                    |                   |
| 800            | Management Fees                      | 2,054.63          | 2,000.00         | -54.63            | 4,109.26          | 4,000.00         | -109.26            | 24,000.00         |
| 801-2          | On-Site Wages-Payroll Expense        | 14,102.70         | 14,000.00        | -102.70           | 36,527.09         | 28,000.00        | -8,527.09          | 168,000.00        |
| 805            | Office Expense                       | 923.60            | 583.34           | -340.26           | 1,963.27          | 1,166.68         | -796.59            | 7,000.00          |
| 810            | Admin-Applications                   | 0.00              | 125.00           | 125.00            | 300.00            | 250.00           | -50.00             | 1,500.00          |
| 811            | Social Activities                    | 0.00              | 70.84            | 70.84             | 0.00              | 141.68           | 141.68             | 850.00            |
| 812            | Legal                                | 422.50            | 333.34           | -89.16            | 3,610.00          | 666.68           | -2,943.32          | 4,000.00          |
| 813            | Accounting                           | 0.00              | 0.00             | 0.00              | 0.00              | 0.00             | 0.00               | 7,000.00          |
| 814            | Consulting Fees                      | 0.00              | 166.67           | 166.67            | 0.00              | 333.34           | 333.34             | 2,000.00          |
| 820            | Fees to Division                     | 576.40            | 0.00             | -576.40           | 576.40            | 0.00             | -576.40            | 600.00            |
| 825            | Licenses                             | 750.00            | 750.00           | 0.00              | 750.00            | 750.00           | 0.00               | 750.00            |
| 835            | Insurance - Package                  | 27,440.41         | 28,980.00        | 1,539.59          | 54,871.82         | 57,960.00        | 3,088.18           | 347,760.00        |
| 850-1          | Pelican Bay Foundation               | 0.00              | 0.00             | 0.00              | 87,230.00         | 0.00             | -87,230.00         | 0.00              |
|                | <b>Total ADMINISTRATIVE EXPENSES</b> | <b>46,270.24</b>  | <b>47,009.19</b> | <b>738.95</b>     | <b>189,937.84</b> | <b>93,268.38</b> | <b>-96,669.46</b>  | <b>563,460.00</b> |

Annual Budget - Comparative

| Account Number | Account Name               | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual   | YTD Budget | YTD \$ Var.  | Annual Budget |
|----------------|----------------------------|------------|------------|-------------|--------------|------------|--------------|---------------|
| 910            | RESERVE EXPENSE            |            |            |             |              |            |              |               |
| 900            | Reserve Expense            | 39,399.13  | 0.00       | -39,399.13  | 39,399.13    | 0.00       | -39,399.13   | 327,002.00    |
| 901            | Reserve Interest           | 1,703.68   | 0.00       | -1,703.68   | 2,397.51     | 0.00       | -2,397.51    | 0.00          |
|                | Total RESERVE EXPENSE      | 41,102.81  | 0.00       | -41,102.81  | 41,796.64    | 0.00       | -41,796.64   | 327,002.00    |
|                | Total Operating Expense    | 98,165.54  | 73,925.94  | -24,239.60  | 992,535.78   | 147,101.88 | -845,433.90  | 1,213,462.00  |
|                |                            |            |            |             |              |            |              |               |
|                | Total Operating Income     | 115,655.22 | 73,871.67  | 41,783.55   | 1,315,260.81 | 147,743.34 | 1,167,517.47 | 1,213,462.00  |
|                | Total Operating Expense    | 98,165.54  | 73,925.94  | -24,239.60  | 992,535.78   | 147,101.88 | -845,433.90  | 1,213,462.00  |
|                | NOI - Net Operating Income | 17,489.68  | -54.27     | 17,543.95   | 322,725.03   | 641.46     | 322,083.57   | 0.00          |
|                |                            |            |            |             |              |            |              |               |
|                | Total Income               | 115,655.22 | 73,871.67  | 41,783.55   | 1,315,260.81 | 147,743.34 | 1,167,517.47 | 1,213,462.00  |
|                | Total Expense              | 98,165.54  | 73,925.94  | -24,239.60  | 992,535.78   | 147,101.88 | -845,433.90  | 1,213,462.00  |
|                |                            |            |            |             |              |            |              |               |
|                | Net Income                 | 17,489.68  | -54.27     | 17,543.95   | 322,725.03   | 641.46     | 322,083.57   | 0.00          |
|                |                            |            |            |             |              |            |              |               |